

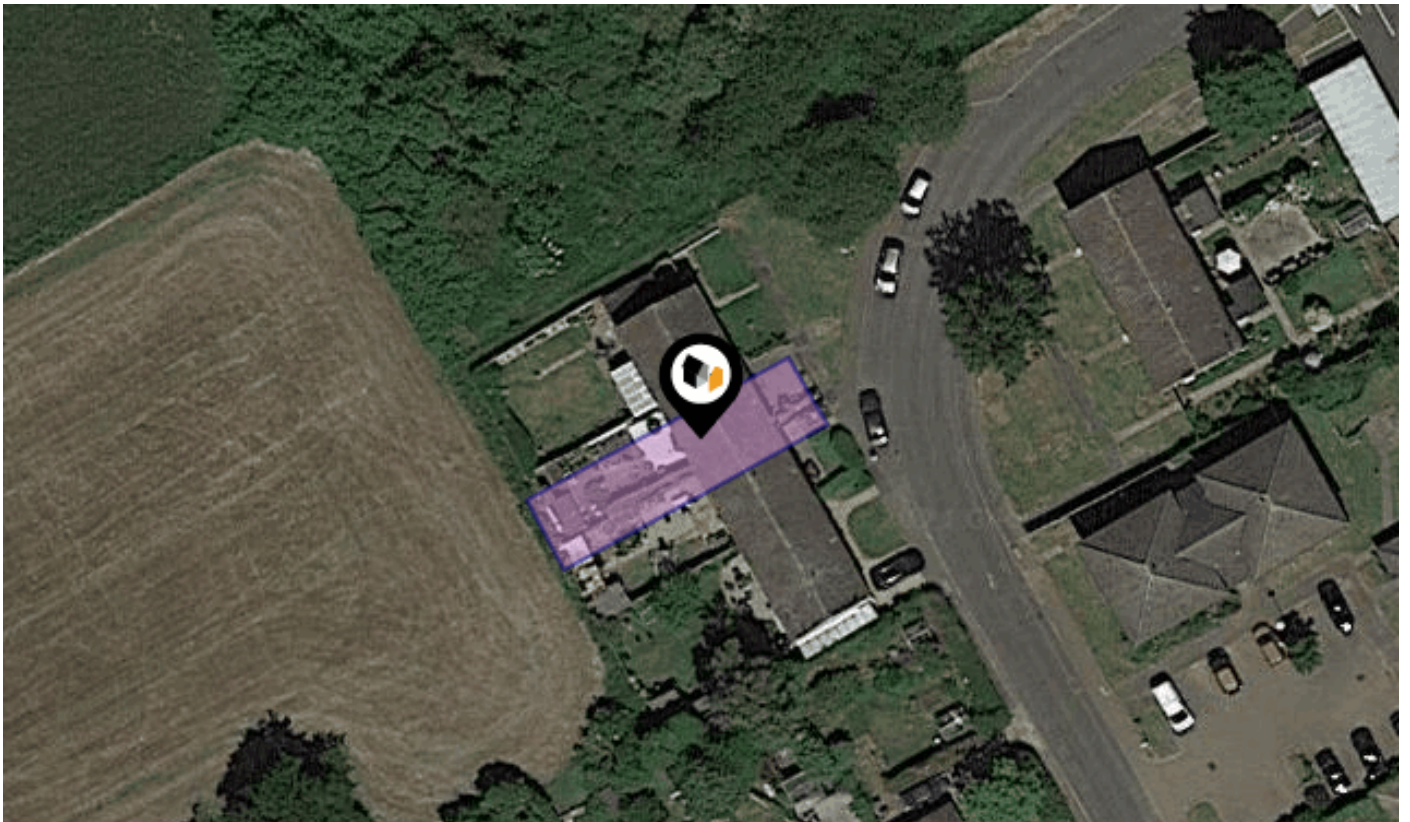


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# MIR: Material Info

The Material Information Affecting this Property

Wednesday 31<sup>st</sup> July 2024



**GREENFIELD AVENUE, ICKLEFORD, HITCHIN, SG5**

## Country Properties

6 Brand Street Hitchin SG5 1HX

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## Property

**Type:** Terraced  
**Bedrooms:** 2  
**Plot Area:** 0.04 acres  
**Council Tax :** Band C  
**Annual Estimate:** £1,979  
**Title Number:** HD223511

**Tenure:** Freehold

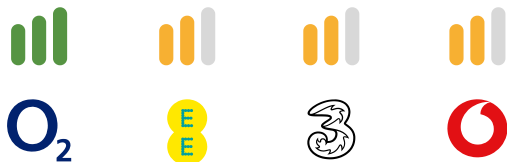
## Local Area

**Local Authority:** Hertfordshire  
**Conservation Area:** No  
**Flood Risk:**  
 ● Rivers & Seas No Risk  
 ● Surface Water Very Low

**Estimated Broadband Speeds**  
 (Standard - Superfast - Ultrafast)

**3** mb/s      **60** mb/s      **1000** mb/s

**Mobile Coverage:**  
 (based on calls indoors)



**Satellite/Fibre TV Availability:**



Planning records for: **2A Greenfield Avenue Ickleford Hitchin SG5 3XR**

Reference - 16/02421/1HH	
Decision:	Decided
Date:	29th September 2016
Description:	Partial conversion of garage to create study room including removal of existing external garage door and insertion of 2no windows on the South elevation.

Planning records for: **1 Greenfield Avenue Ickleford Hitchin SG5 3XR**

Reference - 10/00191/1HH	
Decision:	Decided
Date:	02nd February 2010
Description:	Part two storey and part single storey rear extension. (Amended plan received 23.02.10).

Reference - 11/00035/1PUD	
Decision:	Decided
Date:	06th January 2011
Description:	Single storey rear extension

Reference - 10/01667/1	
Decision:	Decided
Date:	28th July 2010
Description:	Outline application for detached 2-bedroom dwelling (all matters reserved) with ancillary access, car parking and landscaping

Planning records for: **5 Greenfield Avenue Ickleford Hitchin SG5 3XR**

<b>Reference - 15/01638/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	19th June 2015
<b>Description:</b>	Single storey side extension and part two storey, part single storey rear extension.

Planning records for: **9 Greenfield Avenue Ickleford Hitchin SG5 3XR**

<b>Reference - 14/01212/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	05th May 2014
<b>Description:</b>	Two storey rear extension and front entrance porch.

Planning records for: **15 Greenfield Avenue Ickleford Hitchin SG5 3XR**

<b>Reference - 15/01345/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	15th May 2015
<b>Description:</b>	Two storey side extension.

Planning records for: **34 Greenfield Avenue Ickleford Hitchin Herts SG5 3XR**

<b>Reference - 93/00523/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	14th May 1993
<b>Description:</b>	First floor side and single storey rear extensions.

Planning records for: **34 Greenfield Avenue Ickleford SG5 3XR**

<b>Reference - 80/00126/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	26th January 1980
<b>Description:</b>	Erection of first floor side extension and increase width of existing garage.

Planning records for: **36 Greenfield Avenue Ickleford Hitchin SG5 3XR**

<b>Reference - 10/02218/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	31st August 2010
<b>Description:</b>	First floor side extension

<b>Reference - 80/01880/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	08th December 1980
<b>Description:</b>	Erection of single storey front and rear extensions to garage and formation of front entrance lobby.

Planning records for: **40 Greenfield Avenue Ickleford Hitchin Hertfordshire SG5 3XR**

<b>Reference - 6/2022/0967/HOUSE</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	25th April 2022
<b>Description:</b>	Infill of existing front balcony and canopy over front door

Planning records for: *40 Greenfield Avenue Ickleford Hitchin Hertfordshire SG5 3XR*

<b>Reference - 22/01101/FPH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	25th April 2022
<b>Description:</b>	Part two storey and part single storey front/side extension following demolition of existing garage (as amended by plan received 7 June 2022).

## Building Safety

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None specified

## Accessibility / Adaptations

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Patio doors added

## Restrictive Covenants

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None specified

## Rights of Way (Public & Private)

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None specified

## Construction Type

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Standard brick

## Property Lease Information

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Freehold

## Listed Building Information

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Not listed

## Other

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None

## Other

---

None

## Other

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None



## Electricity Supply

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Yes - Supplier unknown

## Gas Supply

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Yes - Supplier unknown

## Central Heating

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Yes - Supplier unknown

## Water Supply

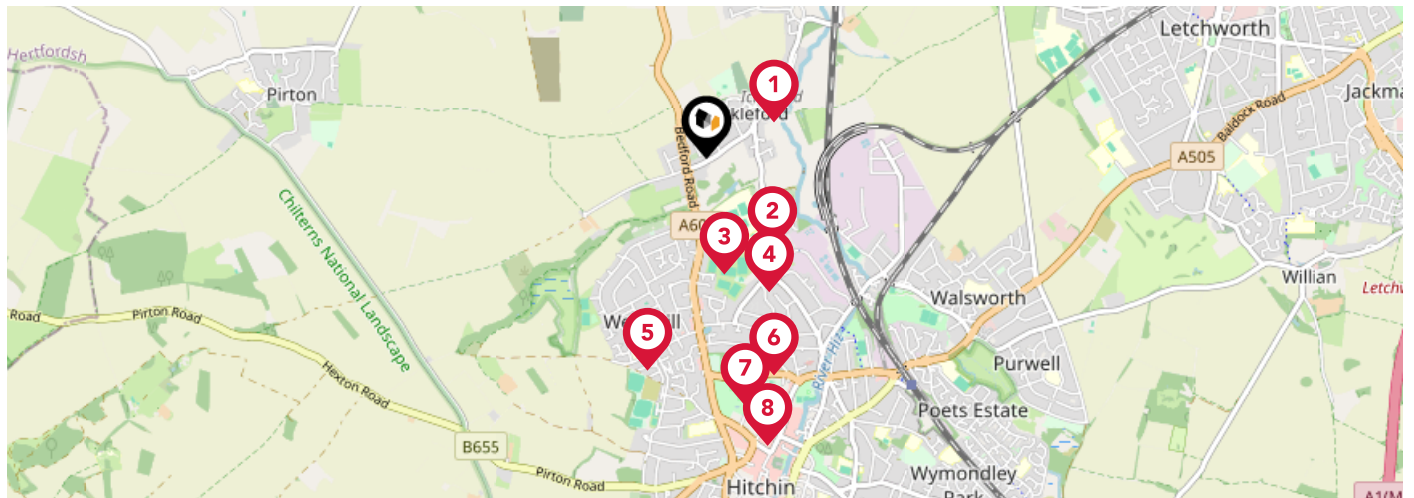
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Yes - Supplier unknown

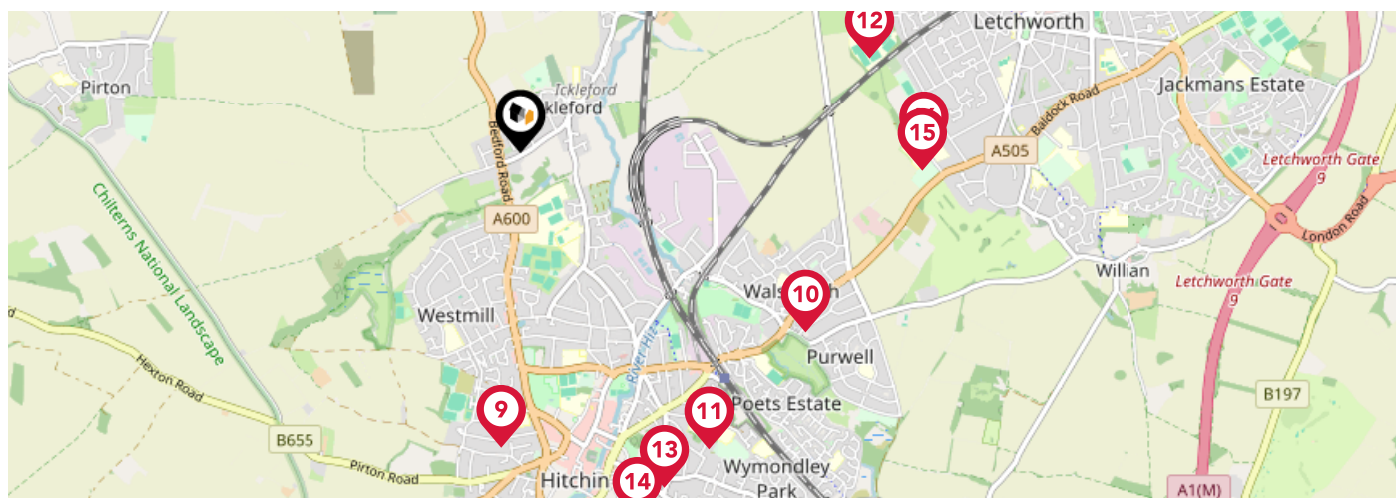
## Drainage

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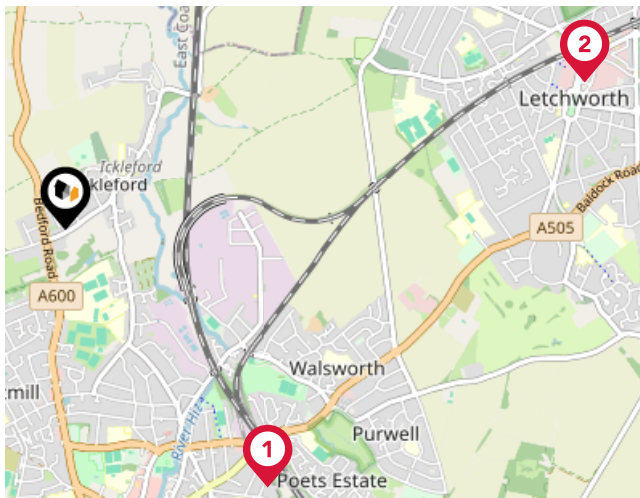
Mains



		Nursery	Primary	Secondary	College	Private
	<b>Ickleford Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 211   Distance:0.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1206   Distance:0.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 225   Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 228   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 131   Distance:1.03	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 266   Distance:1.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1164   Distance:1.34	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

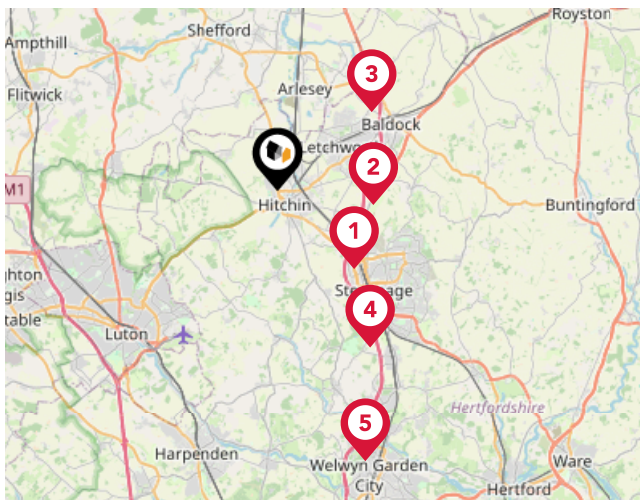


		Nursery	Primary	Secondary	College	Private
	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 439   Distance:1.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 269   Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fearnhill School</b> Ofsted Rating: Requires Improvement   Pupils: 475   Distance:1.65	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1188   Distance:1.67	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 224   Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Highfield School</b> Ofsted Rating: Good   Pupils: 962   Distance:1.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Thomas More Roman Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 233   Distance:1.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



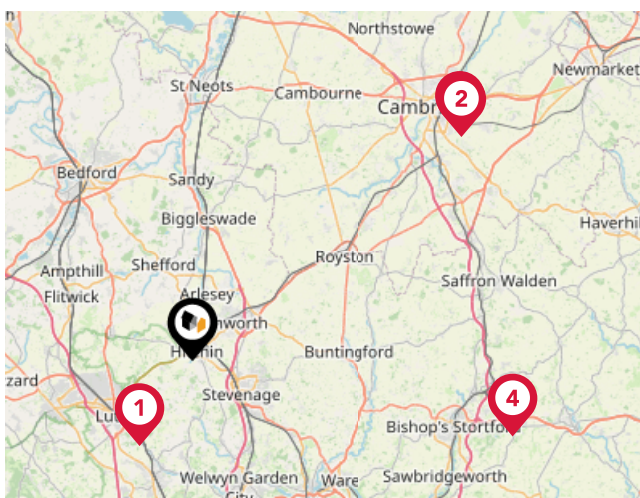
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.5 miles
2	Letchworth Rail Station	2.46 miles
3	Arlesey Rail Station	3.93 miles



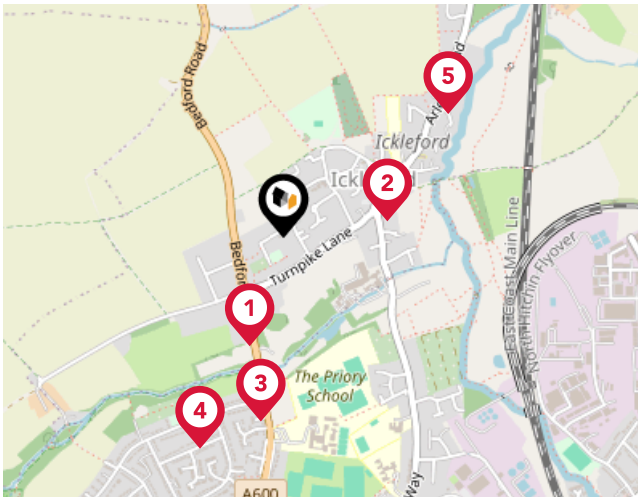
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.99 miles
2	A1(M) J9	3.49 miles
3	A1(M) J10	4.5 miles
4	A1(M) J7	6.62 miles
5	A1(M) J6	10.36 miles



### Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	7.35 miles
2	Cambridge Airport	25.45 miles
3	Cambridge Airport	25.58 miles
4	London Stansted Airport	24.01 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Turnpike Lane	0.26 miles
2	St Katharine's Church	0.24 miles
3	Burford Way	0.42 miles
4	Milestone Road	0.52 miles
5	The Cricketers PH	0.47 miles

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## **Important - Please read**

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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.



# Country Properties

## Data Quality

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# country properties

### Country Properties

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Valuation Office  
Agency



Royal Mail